

Industrial/Redevelopment Opportunity Woodville

Former Montracon Site, Thorn Street, Woodville, Swadlincote,
Derbyshire DE11 7DN



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- 5.08 hectare (12.55 acre) site
- Substantial manufacturing buildings
- Located in a mixed use area adjacent to new housing
- Suitable for alternative uses (STPP)
- Situated within close proximity of the village centre, just outside Swadlincote
- A38 approximately 5 miles

Location

Woodville is a busy village located on the A511 which provides a direct link with the A42 (5 miles), M1 J22 (13 miles) to the east and A38 (5 miles) to the west. Major nearby centres include Swadlincote (approximately 1.5 miles north west) and Ashby de la Zouch (approximately 3.5 miles south east). The village is also within reasonable proximity to the larger towns of Burton upon Trent, Tamworth, Loughborough and Derby.

The site is located on the south of Woodville village centre along High Street leading to Sun Street and onto Thorn Street which leads directly to the site entrance.

The site is situated in a mixed use area, however it is predominantly residential in nature. Immediately adjacent to the south is a substantial new housing development known as 'Tree Tops'.

Description

The property comprises a regular shaped site which slopes very gently downwards from east to west.

The site is generally surrounded by residential property, with a small pocket of industrial to the south east and open space to the north.

The site is a former trailer manufacturing plant, comprising predominantly single storey workshop units with ancillary office and staff accommodation. The existing buildings are in a semi derelict condition therefore the site is ripe for development.

From Ordnance Survey plans, we calculate that the approximate gross site area is 5.08 hectares (12.55 acres).

Accommodation

The existing buildings on site provide the following accommodation.

Building	Sq Ft	Sq M
Main Factory	60,968	5,664
Interlinking Workshop/Stores	36,620	3,402
Factory Extension	33,369	3,100
Garage/Workshop	29,709	2,760
Offices	2,099	195
Canteen	538	50
Total Gross Internal Area	163,303	15,171

Services

Mains water, gas, drainage and electricity are available in the vicinity. Prospective purchases should satisfy themselves by making their own enquiries direct to the relevant authorities as to the suitability, capacity, connection and exact location of services.

Town Planning

The former use of the existing buildings is likely to constitute a mixture of Light Industrial (B1) General Industrial (B2) and Storage and Distribution (B8) Uses.

Given the site's location within a predominantly residential area, the site may be suitable for a variety of alternative uses subject to the relevant permissions.

Interested parties are advised to enquire directly with the LPA as to the suitability of the site for redevelopment for any alternative uses.

LPA: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.

Tel: 01283 228706

Rating

The property is currently assessed at Rateable Value (2010) £216,000.

We calculate that the current rates payable are approximately £104,112 for the current financial year (2014/2015).

EPC

As the existing buildings are likely to be demolished and the site redeveloped, an EPC has not been obtained.

Guide Price

Offers are sought in excess of £4m for the freehold interest, subject to contract.

VAT

The position as regards VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

Viewing and further information

Strictly by prior appointment with the Joint Sole Agents: Ian Muxlow

**Ian Muxlow
Savills**

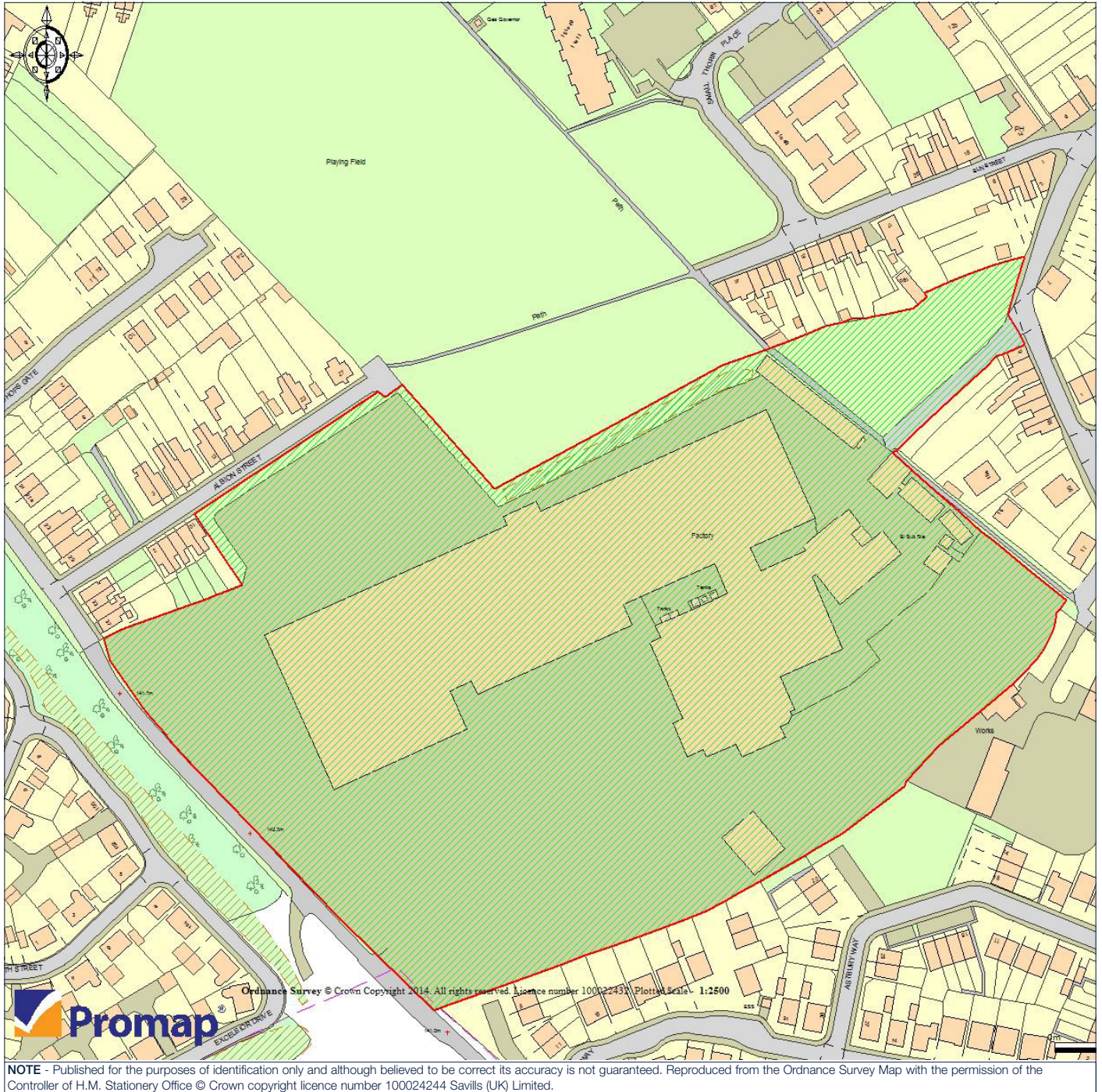
T: 0115 934 8053

E: imuxlow@savills.com

**Matt Tilt
Lambert Smith Hampton**

T: 0121 237 2347

E: mtilt@lsh.co.uk



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Savills Nottingham
 Enfield Chambers
 18 Low Pavement
 Nottingham
 NG1 7DG
 +44 (0) 115 934 8000
 nottingham@savills.com

savills.co.uk

Ian Muxlow
 +44 (0) 115 934 8053
 imuxlow@savills.com

